

COMMISSIONERS APPROVAL

CHILCOTT 

THOMPSON 

LYONS

PLETTENBERG (Clerk & Recorder)

Date.....May 24, 2007

Members Present..... Commissioner Chilcott,
Commissioner Alan Thompson and Commissioner Howard Lyons

Minutes: Beth Farwell

The Board met for the following administrative issues:

Discussion of Statewide Transportation Improvement Program took place by the Board. After a review of the letter outlining the program, it was agreed the Commissioners will send a letter to Gary Larson with their comments on the state improvement program.

Discussion of the new agreement with Coral Energy also took place. Civil Counsel Alex Beal reviewed the contract with the Board. Coral Energy has purchased Avista Energy and therefore a new contract is required. Commissioner Thompson, with the advice of the Attorney, made a motion to approve of the agreement with Coral Energy. Commissioner Lyons seconded the motion and all voted "aye".

The Board met to open and award the bid for the purchase of the 1979 GMC pick up truck that has been utilized by the Weed Department. Three bids from private parties were received as follows:

- University of Montana - \$800
- Marilyn Owns Medicine - \$850
- Robert Thorson - \$957

Commissioner Thompson made a motion to award the bid to A. Robert Thorson in the amount of \$957.00. Commissioner Lyons seconded the motion and all voted "aye. (See Resolution No. 2112).

In other business, the Board met for a public hearing on amending the Subdivision Regulations. It was noted the Planning Office ran the legally required public hearing notice within the Ravalli Republic Newspaper. Civil Counsel Alex Beal, Weed Coordinator Bryce Christiaens, Planner Tristan Riddell and Senior Planner Renee Van Hoven were present as were various members of the public.

Commissioner Chilcott called the hearing to order asking Tristan for a staff report. Tristan stated the main purpose of the proposed revisions are to clarify any issues in road improvements, pro rata on a county road, changes to reflect recent legislation, park land dedication requirements, and the issue of condominiums. The Planning Staff recommends the approval of these proposed changes made by the Planning Board. Renee stated Upper Woodchuck Road has been added as it has been defined as a County road.

Commissioner Chilcott called for public comment.

Chris Cobb-Taggart with PCI – asked about the proposed amendments shown on item #7 on Page 3, which addresses the road counts. She asked how they would figure the pro rata share of the road costs without road counts. Renee replied they are required to get road counts. Chris also asked about protection of the wildlife habitat and if Exhibit A was included. Tristan indicated they were included.

Bill Burnett with PCI – asked if it was still a requirement to prove the legal status of road. He noted Red Crow is on the count list as being a county road, but Planning is asking us to prove the legal status of the road. He stated in order to research this they have to go all the way back to Highway 93. He suggested this requirement be eliminate all together.

Renee replied the legal status is a requirement and if the development is on a county road, the pro rata share is required. As for the legal access, Renee stated the landowners must prove it. She did note that if the road is on the list it automatically proves legal access. Commissioner Chilcott confirms the county would accept legal status if it is on the county list. Bill stated that it costs \$500 per road to prove legal access and if a landowner is at the top or at the end of the road he must show all of the road connections. Commissioner Chilcott stated this question could be reviewed by Civil Counsel.

With no other public comment, Commissioner Chilcott closed public comment. Board deliberation then took place.

Commissioner Thompson stated he has read these proposed changes and feels they have addressed the identification of the county road issue. He also agrees state law is being followed in regard to the park land dedications with the addition of the common development plan.

Commissioner Lyons asked if they would need to address this after the County Attorney makes their review of the road issue. Renee replied she thinks this is more of a ‘planning policy’ issue and once they have that opinion they will add it to the policy. Commissioner Lyons asked Bill if that answered his questions. Bill indicated it did.

Commissioner Lyons stated the proposed changes looks ‘good to him’. Commissioner Thompson stated these amendments provide some major housecleaning to the regulations. Commissioner Thompson made a motion to approve of Regulation No. 2110 which amends the Subdivision Regulations. Commissioner Lyons seconded the motion and all voted “aye”.